



## **PLANNING DIRECTOR'S HEARING AGENDA**

**WEDNESDAY, September 14, 2005**

9:00 a.m.

City Council Chambers

New City Hall  
200 East Santa Clara Street  
San Jose, California

### **Hearing Officers**

**Jean Hamilton, AICP, Principal Planner**

**Susan Walton, Principal Planner**

**Plan Implementation Division  
Joseph Horwedel, Deputy Director**

**Stephen M. Haase, AICP  
Director Planning, Building, and Code Enforcement**

## NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 535-7800 (VOICE), 294-9337 (TTY) at least two days, (48 hours) before the meeting. If you requested such an accommodation and have not already identified yourself to the technician seated at the staff table, please do so now. If you did not call in advance and do now need assistance, please see the technician.

## NOTICE TO THE PUBLIC

Good morning, this is the Planning Director's Hearing of **September 14, 2005**. My name is \_\_\_\_\_ and I am the Hearing Officer for today's agenda. On behalf of the Planning Director, I would like to welcome you to this Public Hearing. Please remember to turn off all cell phones and pagers. A copy of the agenda is available on the table by the door for your convenience.

The procedure for this hearing is as follows:

- Hearing Officer will identify the project as described on the agenda
- Staff report
- After the staff report, applicant and/or representative will have up to 5 minutes to speak and should make themselves known as their item comes up by approaching the microphone and identifying themselves and stating their home address, or just wave from the audience if you do not wish to speak
- Public testimony of up to 2 minutes, either for or against the project. Please state name and home address for the record
- After the public testimony, the applicant may make closing remarks of up to 5 minutes
- The Hearing Officer may ask questions of the speaker
- The public hearing will then be closed and the Hearing Officer will take action on the item. The Hearing Officer may request staff to respond to the public testimony, ask staff questions, and discuss the item

**If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.**

**The Planning Director's action on these agenda items is final when the permit is signed and mailed, unless the permit is appealed.** The Planning Director's actions are appealable in accordance with the requirements of Title 20 of the Municipal Zoning Code.

**Note:** If you have any agenda changes, please contact Larry Ng ([larry.ng@sanjoseca.gov](mailto:larry.ng@sanjoseca.gov)).

## **AGENDA**

### **ORDER OF BUSINESS**

#### **1. DEFERRALS**

Any item scheduled for hearing this morning for which deferral is being requested will be taken out of order, to be heard first on the matter of deferral. A list of staff recommended deferrals is available on the table. I will identify the items to be deferred and then ask for comments from the audience. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time. I will now open the public hearing. The following items are proposed to be deferred.

None

**The matter of deferrals is now closed.**

#### **2. CONSENT CALENDAR**

##### **NOTICE TO THE PUBLIC**

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by the Director of Planning, staff, or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please come to the podium at this time.

- a. **HA80-025-01. Site Development Permit Amendment** to legalize a second floor addition of 70 square feet for storage use to an office building on a 0.15 gross acre site in the CO Office Commercial Zoning District, located at/on the east side of The Alameda approximately 130 feet northerly of Idaho Street (2156 THE ALAMEDA) (Nguyen Tam T.B., Owner). Council District 6. SNI: None. CEQA: Exempt.
- b. **PDA91-006-71. Planned Development Permit Amendment** to allow an 8,145 square foot single-family detached residence on a 0.58 gross acre site (Country View Country Estates) in the A(PD) Planned Development Zoning District, located on the east side of Hollow Lake Way, approximately 500 feet south of Quail Crest Way (7006 Hollow Lake Way) (Nguyen Loan Mai Trustee & Et Al, Owner). Council District 10. SNI: None. CEQA: Country View Estates EIR Resolution No. 59924.
- c. **HP05-001. Historic Preservation Permit** to allow exterior modifications and repairs to the Bank of Italy City Landmark associated with a proposed one-lot office condominium (Historic Resources Inventory Assessors Parcel No. 467-22-097) on a 0.4 gross acre site, in the DC Downtown Primary Commercial Zoning District located at the southeast corner of S. First and Santa Clara Streets (Stephen Lin, Owner). Council District 3. SNI: None. CEQA: Exempt.

- d. **T05-056. Tentative Map** to allow condominium/office uses in the Bank of Italy City Landmark on a 0.40 gross acre site in the DC Downtown Primary Commercial Zoning District, located at the southeast corner of S. First Street and Santa Clara Street (Stephen Lin, Owner). Council District 3. SNI: None. CEQA: Exempt.
- e. **TR05-108. Tree Removal Permit** request to allow removal of one tree, approximately 113 inches in circumference, that was previously removed without the benefit of a permit in the R-1-8 Single-Family Residence Zoning District, located at 654 Coyote Road. (Martina Lucas, Owner) Council District 2 CEQA: Exempt.
- f. **TR05-106. Tree Removal Permit** to allow removal of one Cedar tree (103 inches in circumference) on a 0.18 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at 1554 McDaniel Avenue (Schaa William B & Beverly J, Owners). Council District 6. CEQA: Exempt.
- g. **TR05-097. Tree Removal Permit** request to allow removal of two trees previously removed without benefit of the required permit in the CP Pedestrian Commercial Zoning District, located at 1034 Spencer Avenue (Flowers Thomas H And Jeanette E Trustee, Owner). Council District 6. CEQA: Exempt.
- h. **TR05-112. Tree Removal Permit** to allow removal of one Bishop Pine (136 inches in circumference) on a 0.17 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at 1997 McDaniel Avenue (Gallo Bela And Joan, Owner). Council District 6. CEQA: Exempt.
- i. **TR05-110. Tree Removal Permit** to allow removal of one Monterey Pine tree, 118" in circumference, from a 0.40 gross acre site in the R-1-8 Single-Family Residence Zoning District, located on the south side of Britton Avenue approximately 50 feet east of the intersection of Glenn, Meredfith and Britton Avenues (1196 BRITTON AVE) (Cassin Jane M Trustee & Et Al, Melinda Rocha, Owner). Council District 6. CEQA: Exempt.
- j. **PD05-041. Planned Development Permit** request to allow 206 single-family attached residences on a 8.76 gross acre site in the A(PD) Planned Development Zoning District, located on the west side of Meridian Avenue, 600 feet northerly of Foxworthy Avenue (2825 MERIDIAN AV) (Toll Brothers, Applicant; Hacienda Gardens, Llc Mark Tersini, Owner). Council District 9. SNI: None. CEQA: Negative Declaration.
- k. **PD05-045. Planned Development Permit** to construct 84 single-family attached residences (apartments) on a 1.6 gross acres site in the A(PD) Planned Development Zoning District, located at the southeast corner of Blackford Avenue and Saratoga Avenue (Oakwood Apartments: 700 Saratoga Avenue). Owner san Jose Country Club Apartments. Council District 1. SNI: None. CEQA: Mitigated Negative Declaration.

- l. **HA90-088-01. Tree Removal Permit** for one Atlas Cedar, 112" in circumference and one English Walnut, 73" in circumference on a 3.9 gross acre site. in the R-1-8 Single-Family Residence Zoning District, located on the east side Cherry Avenue, 240 feet northerly of Minnesota Avenue (1336 CHERRY AV) (Church Of Jesus Christ Latter Day Saints, Owner). Council District 6. CEQA: Exempt.
- m. **TR05-078. Tree Removal Permit** to remove one Shamel Ash tree 75 inches in circumference on a 0.71 gross acre site in the HI Heavy Industrial Zoning District, 67 located at 1625 Remuda Lane (1625 REMUDA LN) (Remuda Associates, Owner). Council District 4. CEQA: Exempt
- n. **TR05-084. Tree Removal Permit** to remove one Sycamore tree 126 inches in circumference on a 0.25 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at 6712 Crystal Springs Drive (Ahlschlager Alan D And Catherine, Owner). Council District 10. CEQA: Exempt
- o. **HA00-044-01. Site Development Permit Amendment** for tree removal of one Ailanthus 84 inches in circumference on a 1.82 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at E. William St. at Coyote Creek (789 E WILLIAM ST) . Council District 3. SNI: University. CEQA: Exempt.
- p. **PD05-029. Planned Development Permit** to allow conversion of a portion of a mini-storage building to office and associated site improvements on a 3.35 gross acres site in the A(PD) Planned Development Zoning District, located at/on the north side of San Carlos Street approximately 340 feet westerly of Meridian Avenue (1441 W SAN CARLOS ST) (Chaboya Ranch, James S. Vaudagna, Lynn Vaudagna, Ann Vaudagna, James P. Vaudagna, Jerome P. O'Connell, Erin Perrucci, Joann O'Connell, The Melehan Living Trust, Trustees Joseph And Celeste Melehan, John J. Melehan, Patricia Melehan, Maureen Melehan Machado, James J. Melehan, Owner). Council District 6. SNI: Burbank/Del Monte. CEQA: Exempt.
- q. **TR04-077. Tree Removal Permit** to remove one Redwood tree 122 inches in circumference on a 0.037 gross acre site in the R-M(CL) Cluster Zoning District, located at/on the 6654 Copperwood Circle (6654 COPPERWOOD CL) (Cazier Thomas D And Teddie L, Owner). Council District 10. CEQA: Exempt.
- r. **TR05-088. Tree Removal Permit** to remove one Palm tree 142 inches in circumference on a 0.17 gross acre site in the CG General Commercial Zoning District, located at/on the 483 South 6th Street (483 S 6TH ST) (Ross Lawrence A R And Ruth J Trustee, Owner). Council District 3. CEQA: Exempt.
- s. **TR05-087. Tree Removal Permit** to remove two Palm trees on a 0.27 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at the 753 Regent Park Drive (Abbott Kelly J And Marjorie S Trustee, Owner). Council District 10. CEQA: Exempt.

The consent calendar is now closed.

**3. PUBLIC HEARING**

- a. **TR05-042. Tree Removal Permit** to remove 1 Redwood tree / 131" in circumference on a 0.51 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at/on the east side of Cottle Avenue, approximately 60 feet southerly of Glenwood Avenue (1580 COTTLE AV) (Knickerbocker Jason A And Jill M, Owner). Council District 6. CEQA: Exempt. **Continue from 8/31/05**
- b. **PDA98-033-01. Planned Development Permit Amendment** to relocate a flagpole and allow wireless communications antennas inside anew 45 feet flagpole and an associated 252 square foot storage building at fire station No. 31 on a 0.76 gross acre site in the A(PD) Planned Development Zoning District, located at/on the east side of Ruby Avenue 200 feet southerly of Aborn Road (3100 RUBY AV) (City Of San Jose, Owner). Council District 8. SNI: None. CEQA: Exempt. **Continued from 8/10/05**

**This concludes the Planning Director's Hearing for September 14, 2005. Thank you.**

PLANNING DIRECTOR'S AGENDA ON THE WEB:  
<http://www.sanjoseca.gov/planning/hearings/index.htm>  
PUBLIC INFORMATION COUNTER  
(408) 535-7800 CITY OF SAN JOSE